



**46 Dol Y Dderwen, Bonllwyn, Ammanford, SA18 2GA**

**Offers in the region of £210,000**

A modern detached house set the popular Dol Y Dderwen Estate within 1 mile of Ammanford town centre with its range of shopping, schools and transport facilities. Accommodation comprises entrance porch, lounge, cloakroom, kitchen/diner, 3 bedrooms (one with en suite) and bathroom and benefits from gas central heating, uPVC double glazing, rear garden and front parking for 2 cars and garage.

## Ground floor

Double glazed entrance door into

### Entrance Porch

4'6" x 3'6" (1.39 x 1.07)

with laminate floor, coat hooks and uPVC double glazed window to side.

### Lounge

17'3" max x 10'8" (5.27 max x 3.27)



with radiator, laminate floor and uPVC double glazed window to front.

### Inner Hall

6'3" x 4'7" (1.93 x 1.4)

with stairs to first floor, laminate floor and radiator.

### Cloakroom

6'2" x 2'11" (1.88 x 0.91)



with low level flush WC, pedestal wash

hand basin, radiator and uPVC double glazed window to side.

### Kitchen/Diner

7'7" x 18'9" (2.32 x 5.72)



with range of base and wall units, stainless steel one and half bowl sink unit with mixer taps, 4 ring stainless steel hob with extractor over and electric oven under, plumbing for automatic washing machine, part tiled walls, tiled floor, radiator, wall mounted gas boiler (in wall cupboard) providing domestic hot water and central heating, uPVC double glazed window to rear and uPVC double glazed French doors to rear.

## First Floor

### Landing

with radiator, hatch to roof space and uPVC double glazed window to side.

### Bathroom

7'10" x 5'8" (2.39 x 1.74)



with low level flush WC, pedestal wash hand basin, panelled bath with shower

attachment taps, part tiled walls, extractor fan, radiator and uPVC double glazed window to front.

### Bedroom 1

11'5" max x 10'11" (3.5 max x 3.33)



with radiator and uPVC double glazed window to rear.

### En Suite

7'8" x 3'10" (2.34 x 1.18)



with shower enclosure with mains shower, low level flush WC, pedestal wash hand basin, part tiled walls, radiator, extractor fan and uPVC double glazed window to side.

### Bedroom 2

7'8" min x 12'10" (2.36 min x 3.93)



with radiator and uPVC double glazed window to front.

### Bedroom 3

11'4" x 7'7" (3.46 x 2.32)



with radiator and uPVC double glazed window to front.

### Garage

15'4" x 7'10" (4.68 x 2.41)

with and over door.

### Outside

Tarmacadam parking for 2 cars to front and leading to garage. Side pedestrian access to rear garden with paved patio area and steps up to lawned garden.

### Services

Mains water, electricity, gas and drainage.

### Council Tax

Band D.

### Directions

Leave Ammanford on College Street and

follow the road into Bonllwyn. At the end of the green turn right then first left into Myddynfych Drive. At the cross roads turn left into Heol Llwyd and follow the road straight into Dol Y Dderwen. Follow the road round to the right and the property can be found on the left hand side, identified by our For Sale board.

**NOTE**

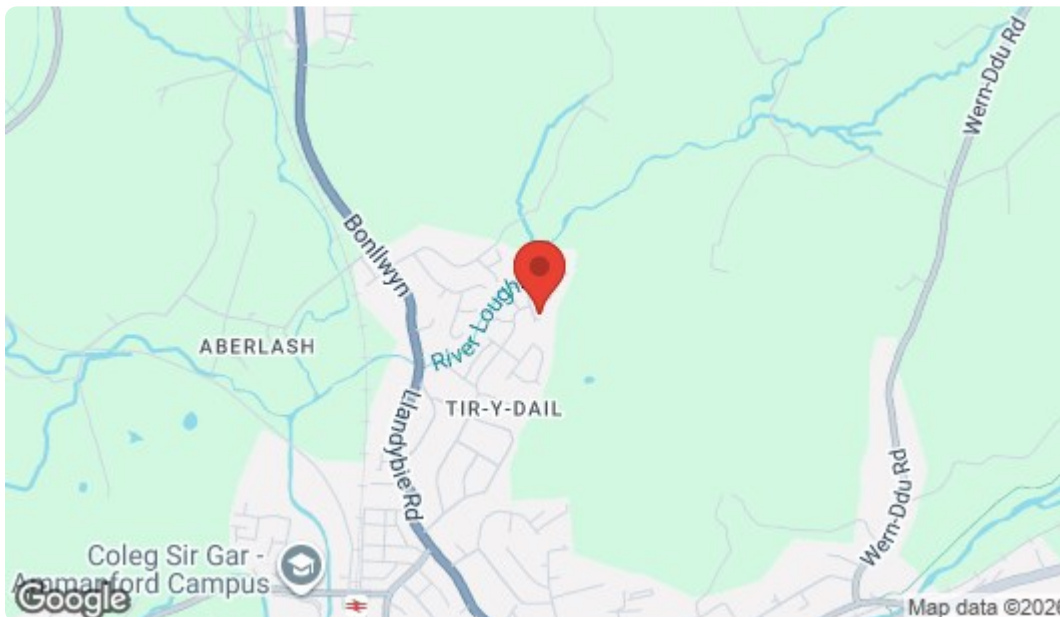
All internal photographs are taken with a wide angle lens.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.